

6782

S POTOMAC ST, SUITES 100, 110 & 175
CENTENNIAL, CO 80112

\$12 SF/YR (NNN)
LEASE RATE



OFFICE / FLEX OPPORTUNITY
TURN-KEY CALLING CENTER



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PROPERTY HIGHLIGHTS

Address	6782 S Potomac St Centennial, CO 80112
County	Arapahoe
Lease Rate	\$12.00/SF (NNN)
NNN Expenses	~\$11.40/SF (Utilities Excluded)
Suites 100, 110 & 175	14,272 SF
Building Size	63,702 SF
Lot Size	295,620 SF
Zoning	CG
Year Built	2002
Parking Ratio	6: 1,000 SF

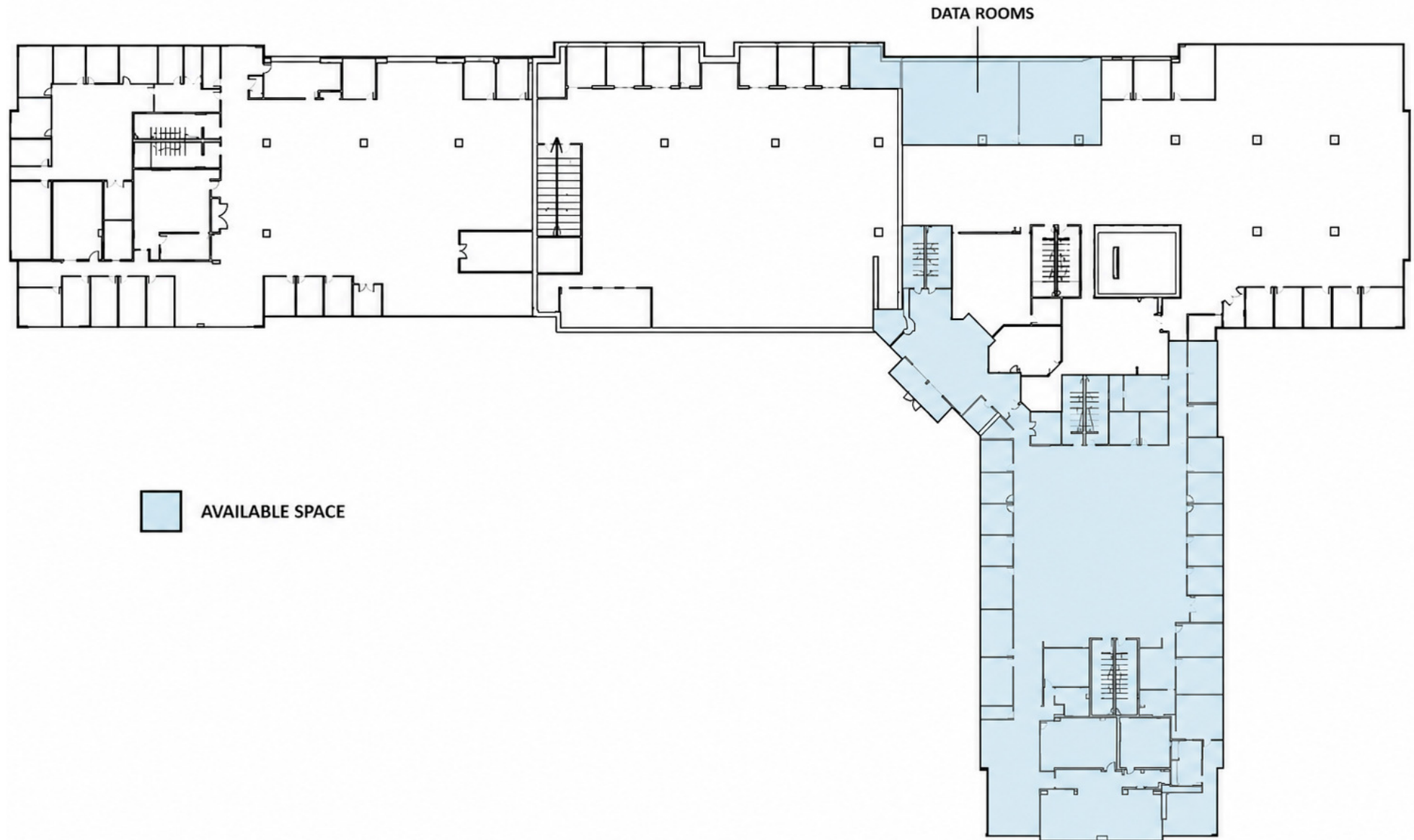


PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present Suite 100 at 6782 S Potomac Street, offering approximately 14,272 SF of turnkey call center and office space. Existing office furniture and equipment can remain in place, allowing for immediate occupancy with minimal setup. Additional features include ample parking, secure key-card access, dedicated data rooms, backup generators, and strong building infrastructure. The property offers an efficient, move-in-ready solution for call center, customer service, administrative, or other high-density office users.

- Two (2) Redundant Generators
- ESFR Sprinkler System and New Roof
- HVAC serviced regularly and in excellent condition
- Three (3) 1,200 Amp Panels, One (1) 3,000 Amp Panel
- Data room contained within building
- FF&E to remain in space

FLOOR PLAN



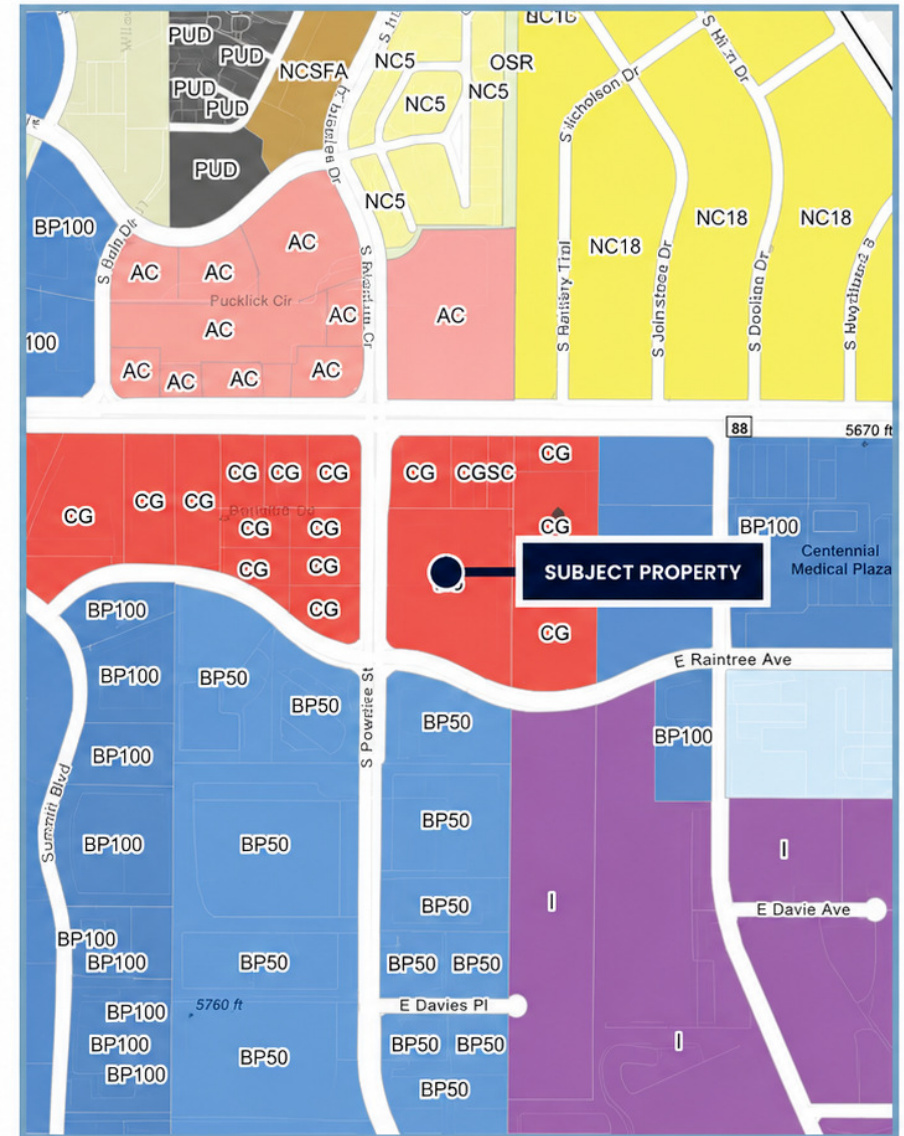
ZONING OVERVIEW

GENERAL COMMERCIAL (CG) DISTRICT

The General Commercial (CG) District allows for commercial and mixed-use development along the City's commercial corridors. See Division 2-3, Land Use for a matrix of permitted, limited and conditional uses in the District.

SUMMARY OF ALLOWED USES (CG – GENERAL COMMERCIAL DISTRICT):

- Office (Permitted)
- Boutique Industry / small-scale production (Permitted)
- Commercial retail (Permitted)
- Commercial & personal services (Permitted)
- Restaurants (Permitted; drive-in/drive-through subject to additional standards where applicable)
- Indoor recreation / indoor commercial amusement (Permitted)
- Alcoholic beverage sales (Limited; subject to parking/production criteria where applicable)
- Heavy retail (Limited; subject to spacing/access requirements)
- Vehicle-oriented uses (Limited: sales, rental, service/repair, wash)
- Storage yard / outside storage (Limited)
- Self-storage (Limited)
- Gasoline station / convenience / EV charging (Primary Use)



SITE AERIAL





BOULDER

DOWNTOWN
BOULDER

BROOMFIELD



ARVADA



**DENVER
INTERNATIONAL
AIRPORT**



DENVER

DOWNTOWN
DENVER



GOLDEN



LAKEWOOD



DENVER
TECH CENTER

**6782 POTOMAC ST
CENTENNIAL, CO**



NOT TO SCALE

CENTENNIAL MARKET HIGHLIGHTS



PREMIER SOUTHEAST **DENVER LOCATION**

The Property is located in the Inverness Business Park within Denver's highly sought after Southeast market. The Southeast market boasts one of the nation's strongest demographic profiles with substantial population growth projected through 2025. Arapahoe and Douglas counties are among the highest income per capita in Colorado and their highly skilled labor pool attracts an abundance of employers and large corporate users. In addition to being at the epicenter of suburban office activity in Denver, the Property is proximate to Denver's premier executive housing neighborhoods, several multifamily developments, athletic clubs, close to 30 restaurants, Park Meadows Mall, hotels and more.



CENTENNIAL SUB-MARKET **LOCATION**

6782 S Potomac St enjoys a prime location adjacent to the bustling Centennial Airport, a key hub in US general aviation. Positioned along East Arapahoe Road, a crucial commuter route, it acts as a link to the Denver Tech Center, experiencing a daily traffic flow of over 60,000 vehicles. This site gains significance from its connection to the Denver Tech Center, a massive business complex spanning ten million square feet, driving a vibrant daytime community of over 235,000 people. Situated on East Arapahoe Road, a primary thoroughfare in South Denver Metro, the property maximizes its strategic positioning, benefiting from robust traffic exceeding 60,000 vehicles daily, contributing to the area's dynamism. This bustling trade zone has attracted renowned national retailers, drawn by its seamless access to the Denver Tech Center and the growing Town of Parker, fostering a symbiotic relationship that cultivates commercial success.



PLENTIFUL **AMENITIES**

6782 S Potomac is proximate to more than 6.5 million SF of restaurants and retail amenities, including the renowned Park Meadows Mall. Additional nearby amenities include Colorado Athletic Club, Hilton Denver Inverness Hotel & Golf Club, and the Centennial Promenade. Coupled with the Property's immediate proximity to both executive and employee housing, the surplus of amenities attracts many large corporate users to the area.



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